

AGENDA *amended*
ZONING REVIEW BOARD
AUGUST 11, 2005
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR
MARKED AGENDA

CONTINUED CASE FROM 8-4-05

U-05-18-An Ordinance granting a Special Use Permit for a Rehabilitation Center (Section 16-11.005 (1)(e), property located at **540 Mobile Avenue, S.W.** fronting approximately 205 feet on the south side of Mobile Avenue and approximately 200 feet east of the intersection of Mobile Avenue and Metropolitan Parkway. Depth: varies. Area: approximately 1.32 acres. Land Lot 90, 14th District, Fulton County, Georgia.

OWNER: VALERIE D. CATER

APPLICANT VALERIE D. CATER

NPU-X **DENIAL** COUNCIL DISTRICT 12

STAFF RECOMMENDATION: APPROVAL-CONDITIONAL

ZRB RECOMMENDATION: APPROVAL-CONDITIONAL

NEW CASES:

U-05-21-An Ordinance amending Ordinance 98-O-0539 (U66-37A) which granted a special use permit for a church for the purpose of a site plan amendment, property located at **4393 Garmon Road, N.W.** and other purposes. Property fronting approximately 452 feet on the east side of Garmon Road. Depth varies. Area: approximately 5.4 acres. Land Lot 178, 17th District. Fulton County, Georgia.

OWNER: WAYNE A. LORD

APPLICANT ST. DUNSTAN'S EPISCOPAL CHURCH

NPU-A **APPROVAL** COUNCIL DISTRICT 8

STAFF RECOMMENDATION: APPROVAL-CONDITIONAL

ZRB RECOMMENDATION: APPROVAL-CONDITIONAL

Z-05-48- An Ordinance to rezone property from the R-3 (Single family residential) District to the PD-H (Planned Development-Housing) District, located at **1078 Howell Mill Road, 2980 Howell Mill Road and 3000 Howell Mill Road. N.W. Parcel 1-1078 Howell Mill Road:** fronting approximately 178.70 feet on the south side of Moores Mill Road and approximately 215 feet west of the intersection of Moores Mill and Howell Mill Road. **Parcel 2-2980 Howell Mill Road:** fronting approximately 111.71 feet on the west side of Howell Mill Road and approximately 264.68 feet south of the intersection of Moores Mill and Howell Mill Road. **Parcel 3-3000 Howell Mill Road:** fronting approximately 255 feet along the southwesterly side of Moore Mill Road. Property is located at the southwesterly side of the intersection of Moore Mill Road and Howell Mill Road. Depth: varies. Area: approximately 5.44 acres. Land Lot 187, 17th District, Fulton County, Georgia.

OWNERS: WOODIE P. AND DEBRA WILLIAMS, J. BRISTOW ANDERSON,
BARBARA LYLES-ANDERSON AND MILDRED HANCOCK.

APPLICANT: GEOFF FRIEDMAN AND WINSTON SMITH

NPU-C **APPROVAL** COUNCIL DISTRICT 8

STAFF RECOMMENDATION: APPROVAL-CONDITIONAL

ZRB RECOMMENDATION 60 DAY DEFERRAL-OCTOBER 2005

Z-05-47- An Ordinance by Councilmember Debi Starnes to rezone from the R-5 (Two family residential) District to the RG-3 (Residential General-Sector 3) District, property located at **371 Irwin Street, N.E.** fronting approximately 37 feet on the south side of Irwin Street beginning approximately 277 feet west from the southwest corner of Jackson Street. Depth: 100 feet. Area: approximately .085 acre. Land Lot 46. 14th District, Fulton County, Georgia.

OWNER: WHEAT STREET CHARITABLE FOUNDATION, INC.

APPLICANT: WHEAT STREET CHARITABLE FOUNDATION, INC.

NPU-M **APPROVAL** COUNCIL DISTRICT 2

STAFF RECOMMENDATION APPROVAL

ZRB RECOMMENDATION APPROVAL

Z-05-55/Z-04-34- An Ordinance by Councilmember Anne Fauver to rezone property located at **52 17th Street, N.E.** from the R-4 (Single family residential) to the SPI-16C (Midtown Special Public Interest) District, fronting approximately 50 feet on the northwesterly side of 17th street, beginning 189.86 feet northeasterly from the northeast corner of Peachtree Street. Depth: 99.90 feet. Area: approximately 0.1141 acres. Land Lot 105. 17th District, Fulton County, Georgia.

OWNER: MIDTOWN TSO, LLC.

APPLICANT: MIDTOWN TSO, LLC.

BY: CARL E. WESTMORELAND, JR. ATTORNEY

NPU: E **APPROVAL** COUNCIL DISTRICT 6

STAFF RECOMMENDATION APPROVAL-CONDITIONAL

ZRB RECOMMENDATION APPROVAL-CONDITIONAL

Z-05-59/Z-02-34/Z-02-41- An Ordinance to amend ORDINANCE-02-O-0872 and ORDINANCE 02-O-0879 for property rezoned to PD-MU (Planned Development-Mixed Use), located at **3905 Princeton Lakes Way, S.W.**, for purposes of a site plan amendment and for other purposes. Depth: varies. Area: approximately 13.59 acres. Land Lots 2 and 36, 14th District, Fulton County, Georgia.

OWNER: PRINCETON LAKES, LLC AND PRINCETON LAKES PARTNERS, LLC
APPLICANT JAMES BAILEY

NPU-P **APPROVAL** COUNCIL DISTRICT 11

STAFF RECOMMENDATION: **APPROVAL-CONDITIONAL**

ZRB RECOMMENDATION **APPROVAL-CONDITIONAL**

DEFERRED CASES

U-05-12- An Ordinance granting a Special Use Permit for a Personal Care Home (Section 16-06.005 (1) (g) property located at **1589 Mims Street, S.W.**, fronting approximately 50 feet on the northeasterly side of Mims Street. Property is approximately 190 feet east of the intersection of Mims Street and Laurel Avenue. Depth: varies. Area: .171 acres. Land Lot 148 14th District, Fulton County, Georgia

OWNER: BISI E. OLUYEMI

APPLICANT: BISI E. OLUYEMI

NPU-K **DENIAL** COUNCIL DISTRICT 4

STAFF RECOMMENDATION: **APPROVAL-CONDITIONAL**

ZRB RECOMMENDATION: **DENIAL**

Z-05-20- An Ordinance by Councilmember Ivory Lee Young, Jr. to rezone property located at **689 Simpson Street, 693 Simpson Street and 338 Sunset Avenue, N.W.** from the R-5 (Two-Family Residential) District to the C-2 (Commercial Service District) and for other purposes.

BY: COUNCILMEMBER IVORY LEE YOUNG, JR.

NPU-L **APPROVAL** COUNCIL DISTRICT 3

STAFF RECOMMENDATION: **APPROVAL-CONDITIONAL of substitute ordinance**

ZRB RECOMMENDATION: **APPROVAL-CONDITIONAL of substitute ordinance**

Z-05-41 An Ordinance to rezone from R-3 (Single Family Residential) District to R-2B (Single Family Residential) District, Property located in the Chastain Neighborhood and as follows: **11-161 Putnam Drive (north side only), 3860-4360 Power Ferry Road. (south west side only), 4376-4410 Jett Road, (south side only), Tuxedo Terrace, West Park Court, 4046-4047 Tuxedo Road, 191-294 Pineland Road, 219-516 Broadland Road, Broadland Court, North Broadland Road, 204-506, 519, 521 Hillside Drive, Chastain Common, Blanton Road, Dykes Drive, Hollydale Court and 4230-4318 Exeter Close, N.W.**, Land Lots 97, 116, 117, 118, 138 and 139 of the 17th District, Fulton County, Georgia.

BY: COUNCILMEMBER CLAIR MULLER

NPU-A **APPROVAL** COUNCIL DISTRICT 8

STAFF RECOMMENDATION **APPROVAL of substitute ordinance**

ZRB RECOMMENDATION: **APPROVAL of substitute ordinance**

Z-05-29 – An Ordinance to rezone from the R-4 (Single Family Residential) District to the PD-H (Planned Development-Housing) District, property located at **2115 and 2117 Howell Mill Road, N.W.** fronting approximately 200 feet on the east side of Howell Mill Road and approximately 855 feet to the northwest right-of-way of McKinley Road.

Depth: varies. Area: .900 acres. Land Lot 153 and 154. 17th District, Fulton County, Georgia.

OWNER: MATTHEW W. HUMPHREYS

APPLICANT: RANDY E. PIMSLER

NPU-C **DENIAL** COUNCIL DISTRICT 8

STAFF RECOMMENDATION DENIAL

ZRB RECOMMENDATION FILE

Z-05-34– An Ordinance to rezone from the R-5 (Single Family Residential) District to the PD-H (Planned Development-Housing) District, property located at **848 Confederate Avenue, S.E. (rear)**. Property has no frontage on a public right-of-way, accessible via a private 10 feet wide alley located approximately 99 feet south of Delmar Avenue. Property located at the dead end of the alley. Depth: varies. Area: 1.05 acres; Land Lot 22, 14th District, Fulton County, Georgia.

OWNER: CHARLES B. WOOD

APPLICANT: ROBERT REED

NPU-W **DEFERRAL** COUNCIL DISTRICT 1

STAFF RECOMMENDATION DENIAL

ZRB RECOMMENDATION 30 DAY DEFERRAL-SEPTEMBER 2005

END OF AGENDA